

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, February 6, 2008**
5 **7:00 p.m.**
6 **Cottonwood Heights City Council Room**
7 **1265 East Fort Union Boulevard, Suite 300**
8 **Cottonwood Heights, Utah**
9

10 **ATTENDANCE**

11
12 **Planning Commission Members:**

13
14 Gordon Nicholl, Chairman
15 Geoff Armstrong
16 J. Thomas Bowen
17 Geoff Armstrong
18 JoAnn Frost
19 Jerri Harwell, Alternate
20 Doug Haymore
21 Jim Keane
22 Amy Rosevear, Alternate
23

11 **City Staff:**

12 Glenn Symes, Associate Planner
13 Sherry McConkey, Planning Coordinator

24 **REGULAR MEETING**

25
26 Chairman Gordon Nicholl called the meeting to order at 7:00 p.m. Procedural issues were
27 reviewed.
28

29 **1. Public Comment.**

30
31 There were no public comments.
32

33 **2. Continued Action Item – Amendment to Title 12.20.060 (j) Flag Lots Permitted –**
34 **Wentworth Development.**
35

36 (19:01:17) Associate Planner, Glenn Symes, presented the staff report and stated that the matter
37 was continued from the January 9 meeting. The application was for a zoning text amendment
38 requesting the length of the stem for a flag lot be changed from 100 to 150 feet. Staff
39 incorporated the request along with other changes into a proposed flag lot ordinance that was
40 presented to the Commission.
41

42 Nate Fotheringham of Wentworth Development was present. He stated that they purchased a
43 piece of dilapidated property that they were trying to improve. They were looking at the
44 possibility of a flag lot when staff realized there were some issues with the restriction of a 100-
45 foot driveway in the code. The lot was 8,000 square feet in size and the minimum width was
46 required to be 65 feet. In the end, they would fall short of meeting the requirement. After

1 working with staff and looking at the surrounding municipalities, the proposed 150-foot length
2 seemed typical. Mr. Fotheringham expressed appreciation to staff for their efforts.

3
4 In response to a question raised, Mr. Fotheringham stated that the property was .8 acre in size. It
5 comprised two parcels of just under one-half acre each.

6
7 Chair Nicholl opened the meeting to public comments. There were no members of the public
8 who wished to speak.

9
10 (19:05:10) *Commissioner Rosevear moved to approve the changes as recommended by*
11 *planning staff with the following adjustments:*

12
13 1. *To Section D - 12.20.060 of the Flag Lot Ordinance, remove the last sentence due to*
14 *redundancy.*

15
16 2. *The remainder of the page should include the requirements recommended by staff with*
17 *the new setbacks in the RR and F Zone as 30 feet.*

18
19 3. *To Section K, adjust the wording to indicate that the private lane access in the flag lot*
20 *shall include a paved driveway that is at least 12 feet wide and a landscape buffer that*
21 *is at least five feet wide on the outside boundary of the outside property line for private*
22 *lanes that are 100 feet.*

23
24 4. *Add Section L to indicate that lanes greater than 100 feet up to 150 feet shall include a*
25 *driveway that is at least 20 feet wide and a landscape buffer that is at least five-feet*
26 *wide on the outside boundary of the property line.*

27
28 5. *Delete from Section K, “for the RR and F residential zones, the private lane will not*
29 *exceed 300 feet in length”.*

30
31 6. *Add the requirement that a solid visual barrier of six-feet in height be required along*
32 *the outside boundary of the property line from the front yard setback of the zone the*
33 *flag lot is in.*

34
35 7. *Change “Unified Fire Authority” to “Fire Authority” throughout the ordinance.*

36
37 *Commissioner Bowen seconded the motion. Vote on motion: Geoff Armstrong-Aye, J.*
38 *Thomas Bowen-Aye, JoAnn Frost-Aye, Jerri Harwell-Aye, Doug Haymore-Aye, Jim Keane-*
39 *Aye, Amy Rosevear-Aye, Gordon Nicholl-Aye. The motion passed unanimously.*

40
41 3. **Consent Calendar – Conditional Use Permit – Short-Term Rentals.**

42
43 (19:11:42) Chair Nicholl opened the meeting to public comment. There were no members of the
44 public wishing to speak.

1 *Commissioner Bowen moved to approve the consent agenda. Commissioner _____*
2 *seconded the motion. Vote on motion: Geoff Armstrong-Aye, J. Thomas Bowen-Aye, JoAnn*
3 *Frost-Aye, Jerri Harwell-Aye, Doug Haymore-Aye, Jim Keane-Aye, Amy Rosevear-Aye,*
4 *Gordon Nicholl-Aye. The motion passed unanimously.*

5
6 **4. Approval of Minutes – January 9, 2008 and January 16, 2008.**

7
8 (19:12:28) Commissioner Bowen made corrections to the January 9 minutes.

9
10 *Commissioner Bowen moved to approve the minutes of January 9, 2008, as amended.*
11 *Commissioner Armstrong seconded the motion. Vote on motion: Geoff Armstrong-Aye, J.*
12 *Thomas Bowen-Aye, JoAnn Frost-Aye, Jerri Harwell-Aye, Doug Haymore-Aye, Jim Keane-*
13 *Aye, Amy Rosevear-Aye, Gordon Nicholl-Aye. The motion passed unanimously.*

14
15 Modifications were proposed to the January 16 minutes.

16
17 (19:17:54) *Commissioner Haymore moved to approve the minutes of January 16, 2008.*
18 *Commissioner Keane seconded the motion. Vote on motion: Geoff Armstrong-Aye, J.*
19 *Thomas Bowen-Aye, JoAnn Frost-Aye, Jerri Harwell-Aye, Doug Haymore-Aye, Jim Keane-*
20 *Aye, Amy Rosevear-Aye, Gordon Nicholl-Aye. The motion passed unanimously.*

21
22 **5. Adjournment.**

23
24 Commissioner Bowen reported that left hand turns were being made out of the new Park Center
25 shopping area. He did not think the “pork chop” was high enough and suggested staff get with
26 the developer and figure out what to do. He pointed out that that was one of the things the
27 Commission had major concerns about. The access was provided based on the developer’s
28 promise that they would prevent motorists from making left-hand turns.

29
30 Commissioner Keane asked that a discussion item on the architectural style for the City be added
31 to the next agenda. He suggested it include the potential expansion of the Gateway zone.

32
33 It was noted that the meeting scheduled for February 20 would be cancelled. The next meeting
34 was scheduled for March 5. Chair Nicholl pointed out that one item was scheduled on the
35 February 20 agenda and several Commission Members would not be in attendance. He
36 suggested the February 20 meeting be cancelled and the one item placed on the March 5 agenda.

37
38 (19:20:45) *Commissioner Armstrong moved to cancel the February 20 meeting and put the*
39 *one scheduled agenda item on the agenda of the meeting scheduled for March 5, 2008.*
40 *Commissioner Haymore seconded the motion.*

41
42 Planning Coordinator, Sherry McConkey, clarified that the February 20 meeting had not yet been
43 noticed.
44

1 *Vote on motion: Geoff Armstrong-Aye, J. Thomas Bowen-Aye, JoAnn Frost-Aye, Jerri*
2 *Harwell-Aye, Doug Haymore-Aye, Jim Keane-Aye, Amy Rosevear-Aye, Gordon Nicholl-Aye.*
3 *The motion passed unanimously.*

4
5 (19:23:27) *Commissioner Bowen moved to adjourn. Commissioner Haymore seconded the*
6 *motion. Vote on motion: Geoff Armstrong-Aye, J. Thomas Bowen-Aye, JoAnn Frost-Aye,*
7 *Jerri Harwell-Aye, Doug Haymore-Aye, Jim Keane-Aye, Amy Rosevear-Aye, Gordon Nicholl-*
8 *Aye. The motion passed unanimously.*

9
10 The Planning Commission Meeting adjourned at 7:25 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Planning Commission meeting held Wednesday, February 6, 2008.*
3
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7 
8

9 Teri Forbes
10 T Forbes Group
11 Minutes Secretary
12
13

14 Minutes approved: